

CALIFORNIA COASTAL COMMISSION

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November 23, 2005

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Charles Lester, Deputy Director
Chris Kern, North Central Coast District Manager
YinLan Zhang, North Central Coast District Program Analyst

SUBJECT: Time Extension for City of Half Moon Bay Major Local Coastal Program Amendment 1-02 (Mobile Home Park)

The City of Half Moon Bay has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to: 1) add “Mobile Home Park” as a new land use category, 2) add a new Chapter 18.17 to the Zoning Code to establish a new “Mobile Home Park District” and detailed regulations applicable to lands within the district and 3) to change the LUP and zoning maps to change the designations of the existing Canada Cove and Hilltop Mobile Home Parks to the new Mobile Home Park category and district.

Coastal Act Section 30510 allows a proposed LCP amendment to be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied and the amendment filed, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days, and a Land Use Plan (LUP) amendment within 90 days. If Commission action is not taken within the applicable time frame, then the amendment is deemed approved and certified by the Commission. (Sections 30510, 30512, 30513, and 30514)

LCP amendment 1-02 was filed as complete on October 11, 2005. This proposed LCP amendment is for both the LUP and IP, and thus the 90-day requirement applies; the 90th day is January 9, 2006 (before the Commission’s January 2006 meeting). Therefore, the amendment would have to be scheduled for action at the Commission’s December 2005 meeting if it were to be decided within 90 days of filing. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90-day time limit for a period not to exceed one year. A one-year extension would result in a new deadline for Commission action of January 9, 2007.

In this case, the amendment presents complex planning issues and Commission staff has not had sufficient time to analyze those issues. A later meeting date would allow adequate review and consultation with the City regarding any possible amendment modifications. Therefore, Staff recommends that the Commission extend the deadline for Commission action by one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year.

Motion. I move that the Commission extend the 90-day time limit to act on City of Half Moon Bay Local Coastal Program Major Amendment Number 1-02 by a period of one year.

Staff Recommendation. Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.